

# Delaware

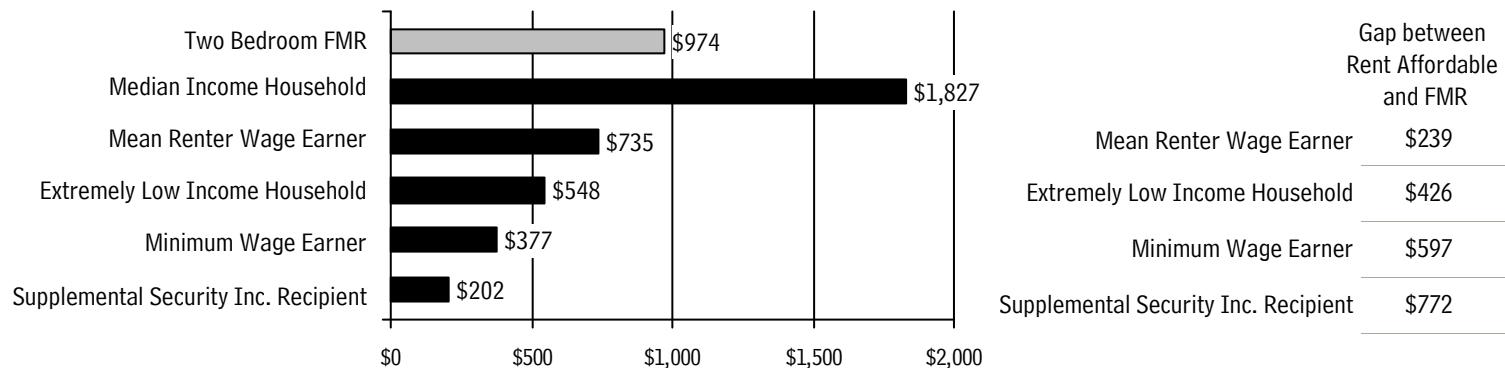
In Delaware, the Fair Market Rent (FMR) for a two-bedroom apartment is \$974. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$3,248 monthly or \$38,979 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

**\$18.74**

In Delaware, a minimum wage worker earns an hourly wage of \$7.25. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 103 hours per week, 52 weeks per year. Or a household must include 2.6 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Delaware, the estimated mean (average) wage for a renter is \$14.13. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 53 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.3 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

**Monthly Rent Affordable to Selected Income Levels Compared with Two-Bedroom FMR**



DELAWARE	FY11 HOUSING WAGE		HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
	Hourly wage necessary to afford 2 BR FMR	% change since 2000	Two-bedroom FMR <sup>1</sup>	Income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI <sup>2</sup>	Rent affordable at AMI <sup>3</sup>	30% of AMI <sup>4</sup>	Rent affordable at 30% of AMI	Number (2005-2009)	% of total households (2005-2009)	Estimated mean renter hourly wage (2011)	Rent affordable at mean wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
<b>DELAWARE</b>	<b>\$18.74</b>	46%	\$974	\$38,979	2.6	\$73,067	\$1,827	\$21,920	\$548	86,124	26%	\$14.13	\$735	1.3
<b>COMBINED NONMETRO AREAS</b>	<b>\$14.42</b>	49%	\$750	\$30,000	2.0	\$61,800	\$1,545	\$18,540	\$464	14,435	20%	\$10.73	\$558	1.3
<b><u>METROPOLITAN AREAS</u></b>														
<b>DOVER MSA †</b>	<b>\$15.62</b>	49%	\$812	\$32,480	2.2	\$62,400	\$1,560	\$18,720	\$468	15,509	27%			
<b>PHILADELPHIA-CAMDEN-WILMINGTON MSA *</b>	<b>\$20.71</b>	45%	\$1,077	\$43,080	2.9	\$80,400	\$2,010	\$24,120	\$603	56,180	29%	\$15.01	\$781	1.4
<b><u>COUNTIES</u></b>														
<b>KENT COUNTY †</b>	<b>\$15.62</b>	49%	\$812	\$32,480	2.2	\$62,400	\$1,560	\$18,720	\$468	15,509	27%			
<b>NEW CASTLE COUNTY *</b>	<b>\$20.71</b>	45%	\$1,077	\$43,080	2.9	\$80,400	\$2,010	\$24,120	\$603	56,180	29%	\$15.01	\$781	1.4
<b>SUSSEX COUNTY</b>	<b>\$14.42</b>	49%	\$750	\$30,000	2.0	\$61,800	\$1,545	\$18,540	\$464	14,435	20%	\$10.73	\$558	1.3

\* 50th percentile FMR (See Appendix A). † Wage data not available (See Appendix A).

1: FMR = Fiscal Year 2011 Fair Market Rent (HUD, 2010). 2: AMI = Fiscal Year 2011 Area Median Income (HUD, 2011).

3: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

4: The federal standard for extremely low income households. Does not include HUD-specific adjustments.